



## WARRANTY DEED

THIS DEED, Made this 14TH day of NOVEMBER, 1994, between  
RICO DEVELOPMENT CORPORATION, A COLORADO  
CORPORATION

a corporation duly organized and existing under and by virtue of the laws of the State of COLORADO, grantor, and

RICO PROPERTIES LIMITED LIABILITY COMPANY, A  
COLORADO LIMITED LIABILITY COMPANY

whose legal address is P.O. BOX 220

RICO, CO 81332

of the County of **DOLORES** and State of **COLORADO** , grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS** **DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **DOLORES** and State of Colorado described as follows:

Lots 36, 37, 38, 39 and 40, Block 1, Town of Rico, according to the plat filed in the office of the Clerk and Recorder, County of Dolores, State of Colorado.

as known by street and number as: LOTS 36-40, BLK 1, RICO

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

**THOSE OF RECORD**

The grantor shall and will **WARRANTY AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

**Attest:**

RICO DEVELOPMENT CORPORATION, A  
COLORADO CORPORATION

By WAYNE E. WEBSTER, PRESIDENT

State of )  
 ) ss.  
County of )

The foregoing instrument was acknowledged before me this                      day of    NOVEMBER                      , 1994 ,  
by WAYNE E. WEBSTER AS PRESIDENT OF RICO DEVELOPMENT CORPORATION, A COLORADO  
CORPORATION

My commission expires \_\_\_\_\_ . Witness my hand and official seal.

Notary Public